



City Hall Blue Ribbon Committee

Meeting #4

January 13, 2020

- City Hall Open House Reporting
- RFP Goals Examples
- Goals Break Out Sessions

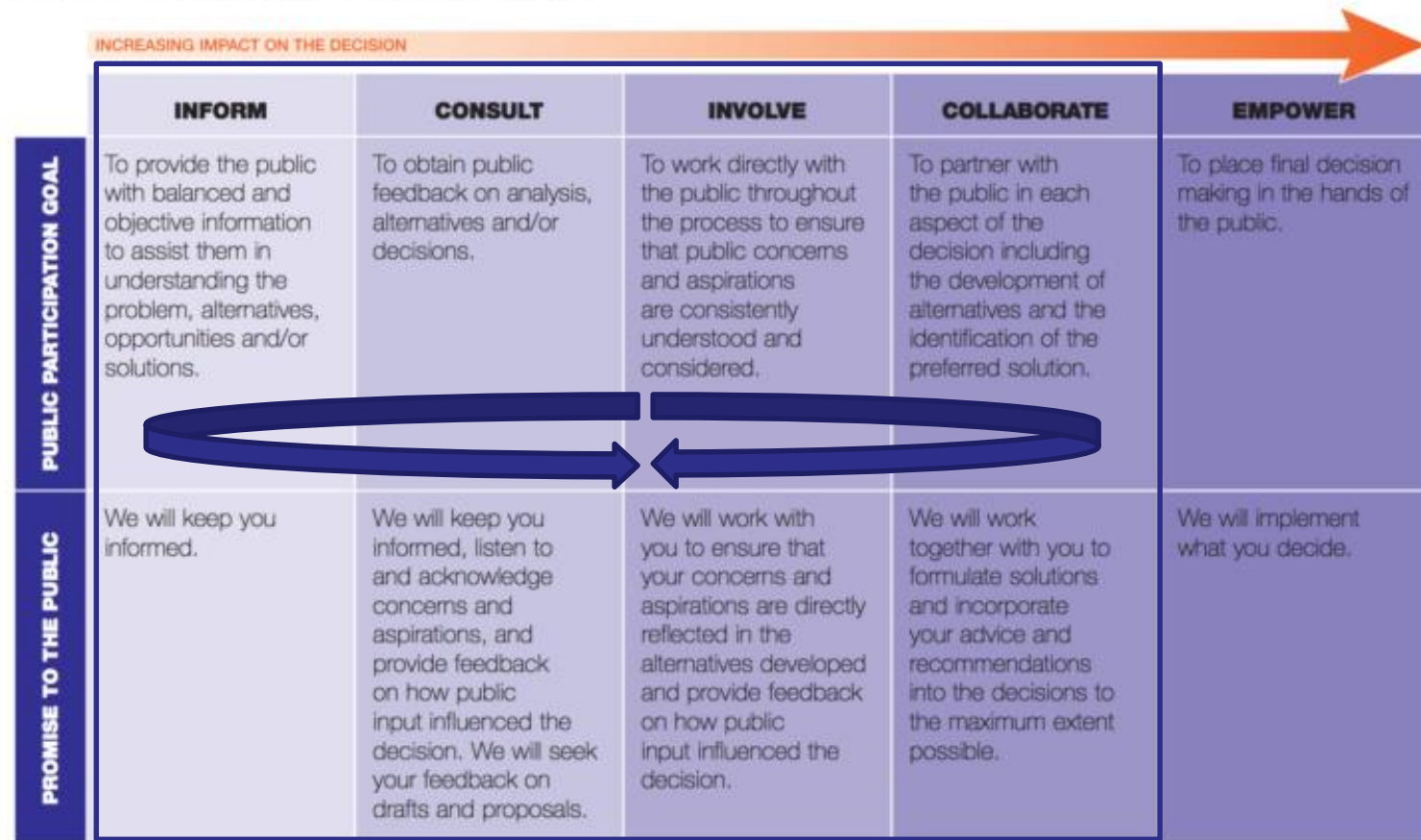
CHBRC Schedule

JUL 2020	Meeting #1 – Site History, Charter, Public Engagement
SEP 2020	Meeting #2 – Historic Preservation
OCT 2020	Meeting #3 – Operations and Maintenance Budget, Financial Goals and Constraints, Milwaukie Real Estate Market
NOV – JAN 2020	Public Engagement Activity #1 – Values <ul style="list-style-type: none">• November 16, 2020 – January 7, 2021
JAN 2021	Meeting #4 – Review Public Engagement Findings & Draft Goals
FEB 2021	Public Engagement Activity #2 – Draft Goals
FEB 2021	Meeting #5 – Draft Goals for recommendation to City Council, Select members for RFP review committee
MAR 2, 2021	City Council Meeting – Present Draft Goals
SPRING-SUMMER 2021	City Council Meeting(s) – Hearing, Declare Property Surplus, Resolution to set RFP goals



IAP2'S PUBLIC PARTICIPATION SPECTRUM

The IAP2 Federation has developed the Spectrum to help groups define the public's role in any public participation process. The IAP2 Spectrum is quickly becoming an international standard.



City Hall Open House

City Hall Open House



Welcome to the City Hall Open House!

The City of Milwaukie is asking the Milwaukie community to weigh in on what is next for the current city hall building. Your ideas and input from this open house will be used by the City Hall Blue Ribbon Committee (CHBRC) to shape and guide the goals for the city hall site's next chapter. The open house ended on Jan. 7, 2021, but you can continue to submit questions about the project below. Thanks to everyone that participated in the open house!



Project Background

In June 2020, the City of Milwaukie purchased the Advantis Credit Union building (10501 Main Street) to serve as a new city hall. The city outgrew the current city hall building (10722 Main Street) several decades ago and has purchased and built other facilities to accommodate staff and provide essential services. Purchasing the Advantis building will allow the city to combine staff and services from city hall and the



STAY INFORMED

Subscribe for project updates

SUBSCRIBE

6 members of your community are following this project

REGISTER

TO GET INVOLVED!

Project Timeline



March 2020

City Council appointed the City Hall Blue Ribbon Committee.



June 2020

City of Milwaukie purchased the Advantis Credit Union building (10501 Main Street) to serve as a new city hall.



November-December 2020

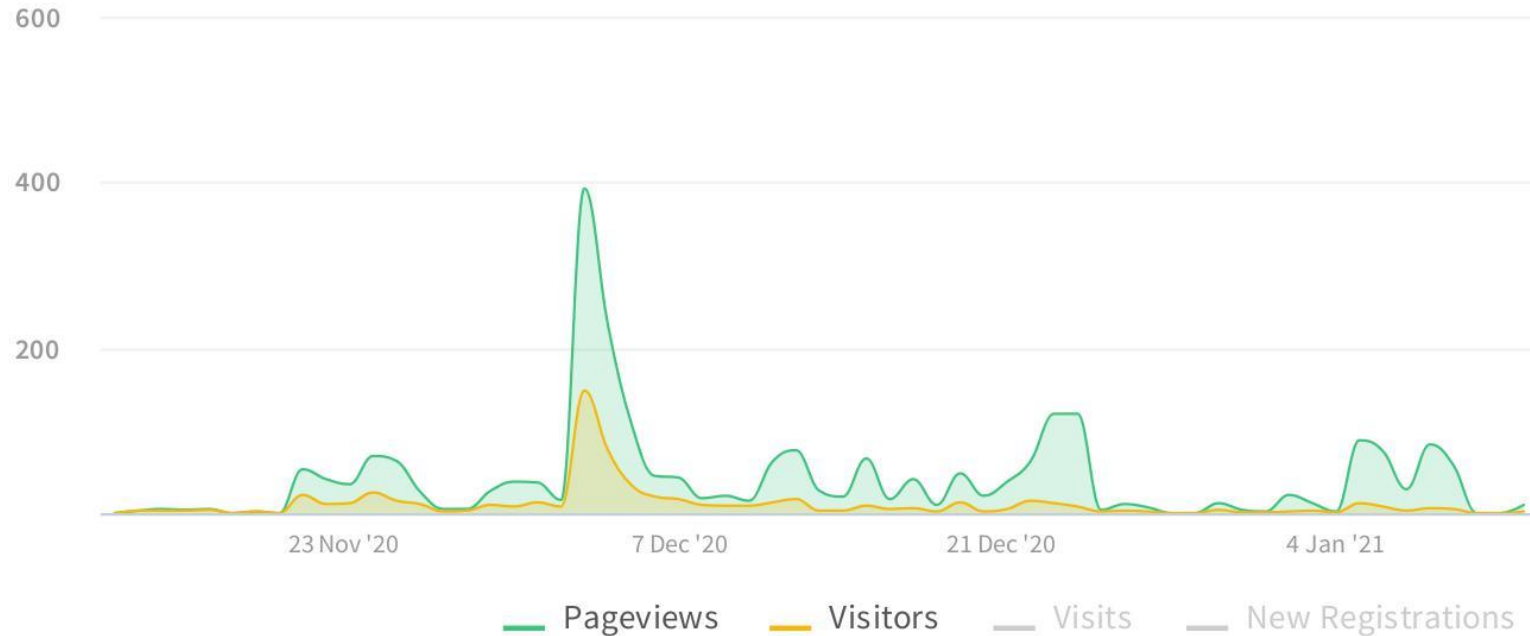
The city is gathering information from the community on what is important in a new use for city hall.



City Hall Open House

Visitors Summary

Engage Milwaukie from 12 Nov'20 to 11 Jan'21



City Hall Open House

Surveys

124

Ideas

99

Visited

547

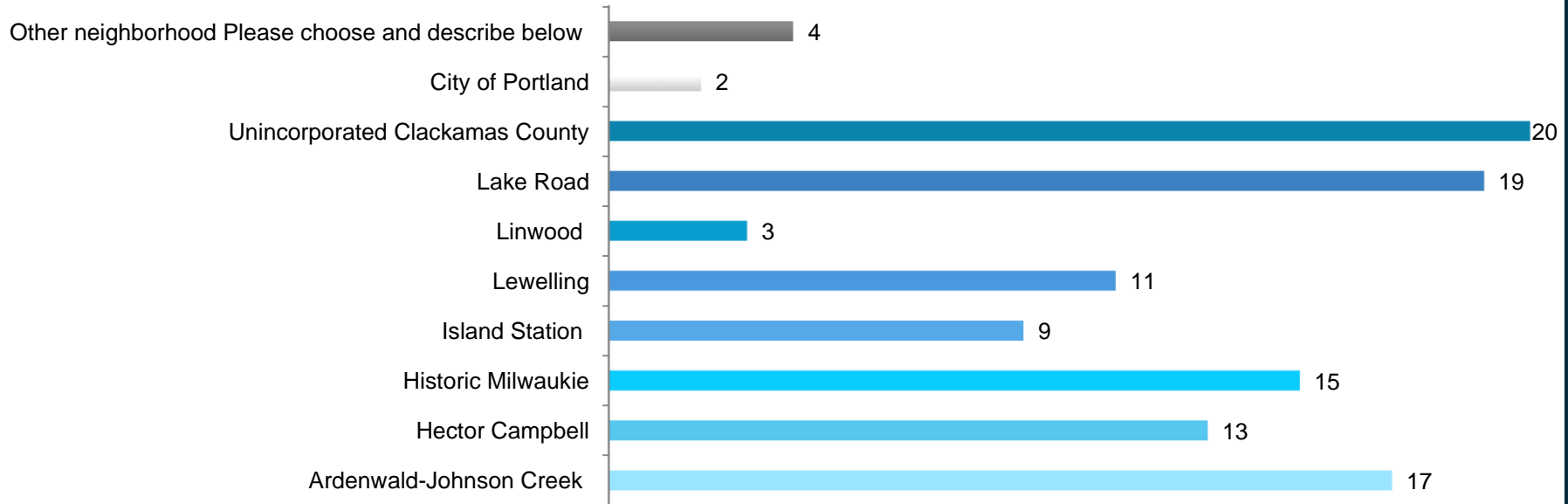
Subscribed

178



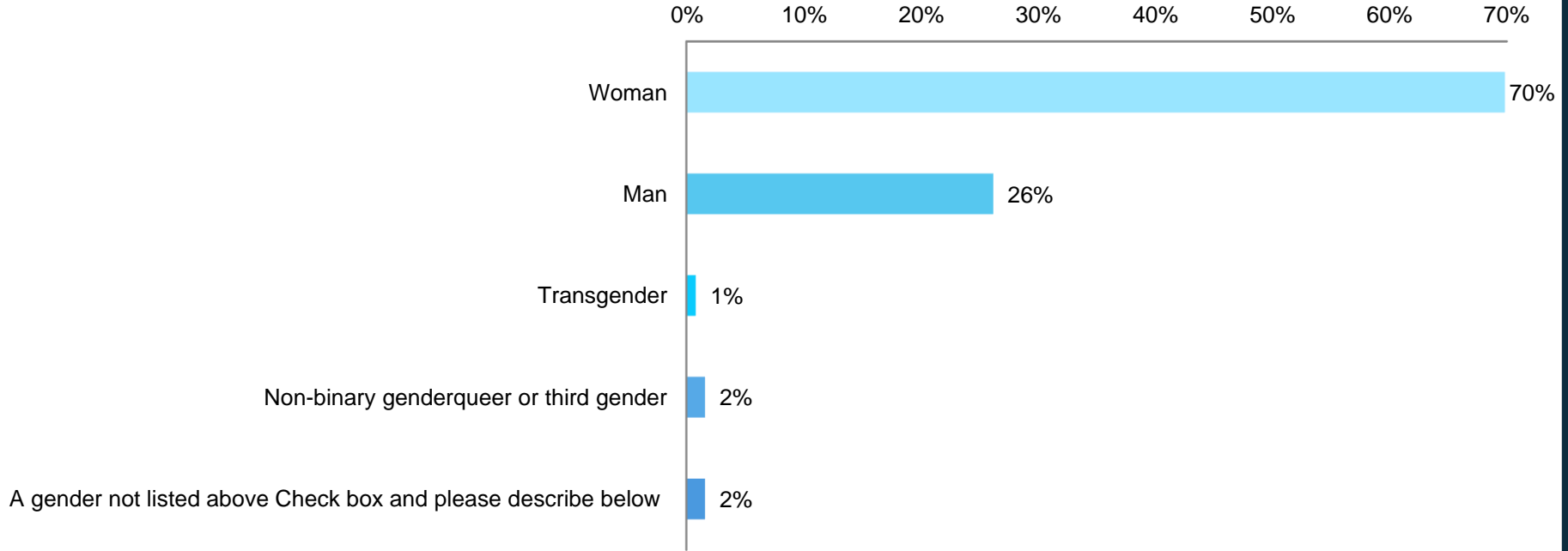
Demographics

What is your neighborhood and/or where is your business or organization?



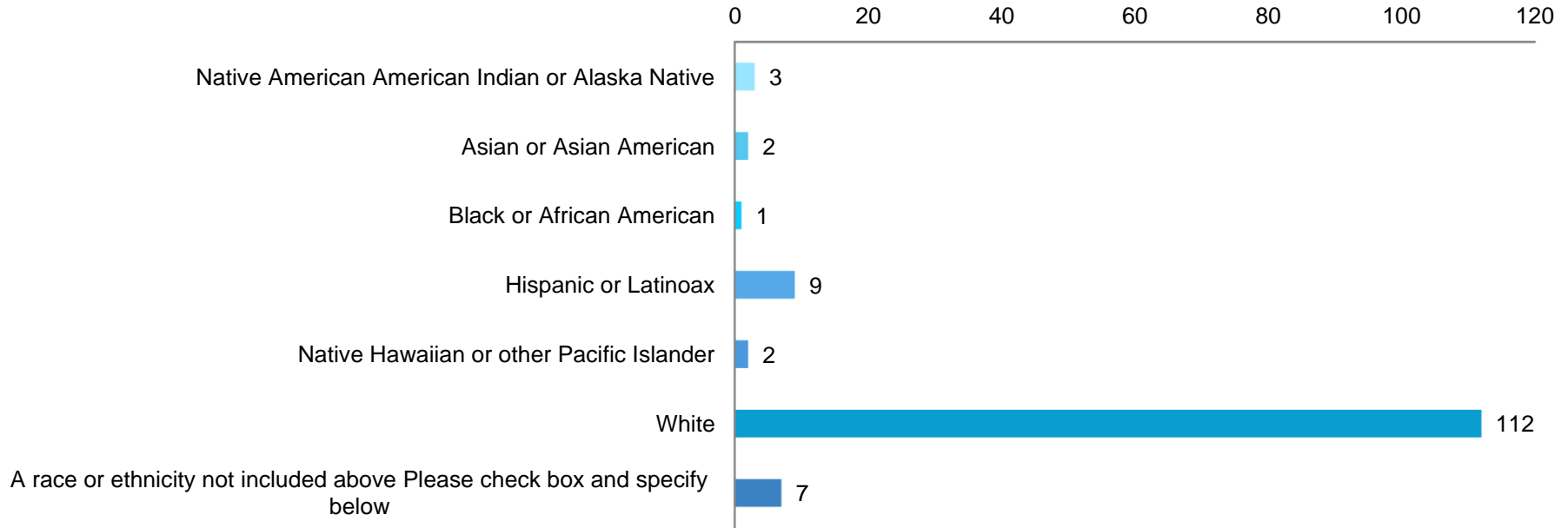
Demographics

How do you identify your gender? (Select all that apply)



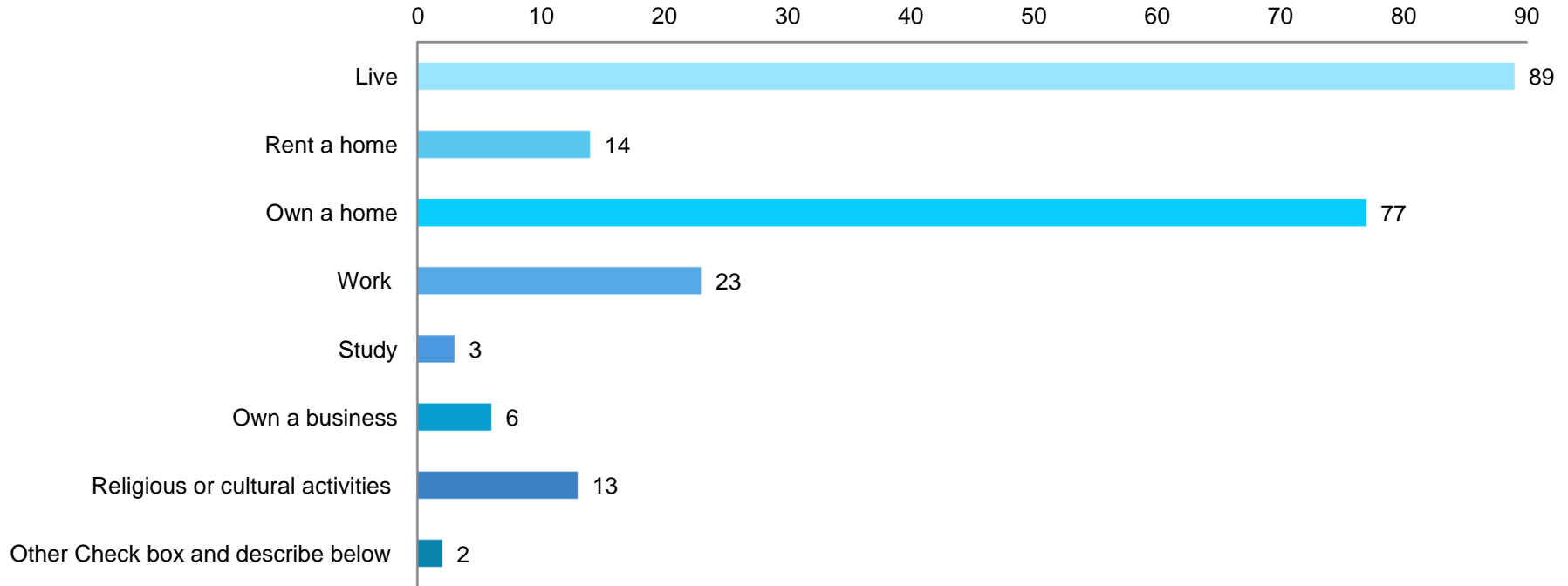
Demographics

Within these broad categories where would you place your racial or ethnic identity? (Select all that apply)



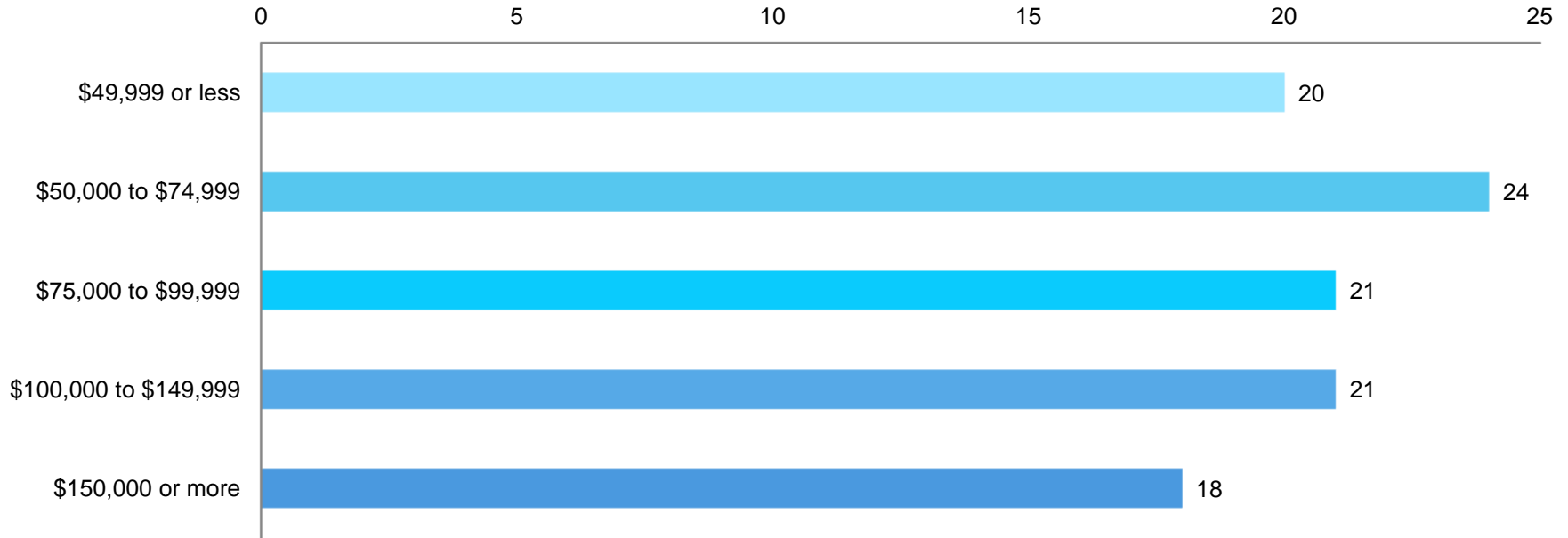
Demographics

What is your connection to Milwaukie? (Select all that apply)



Demographics

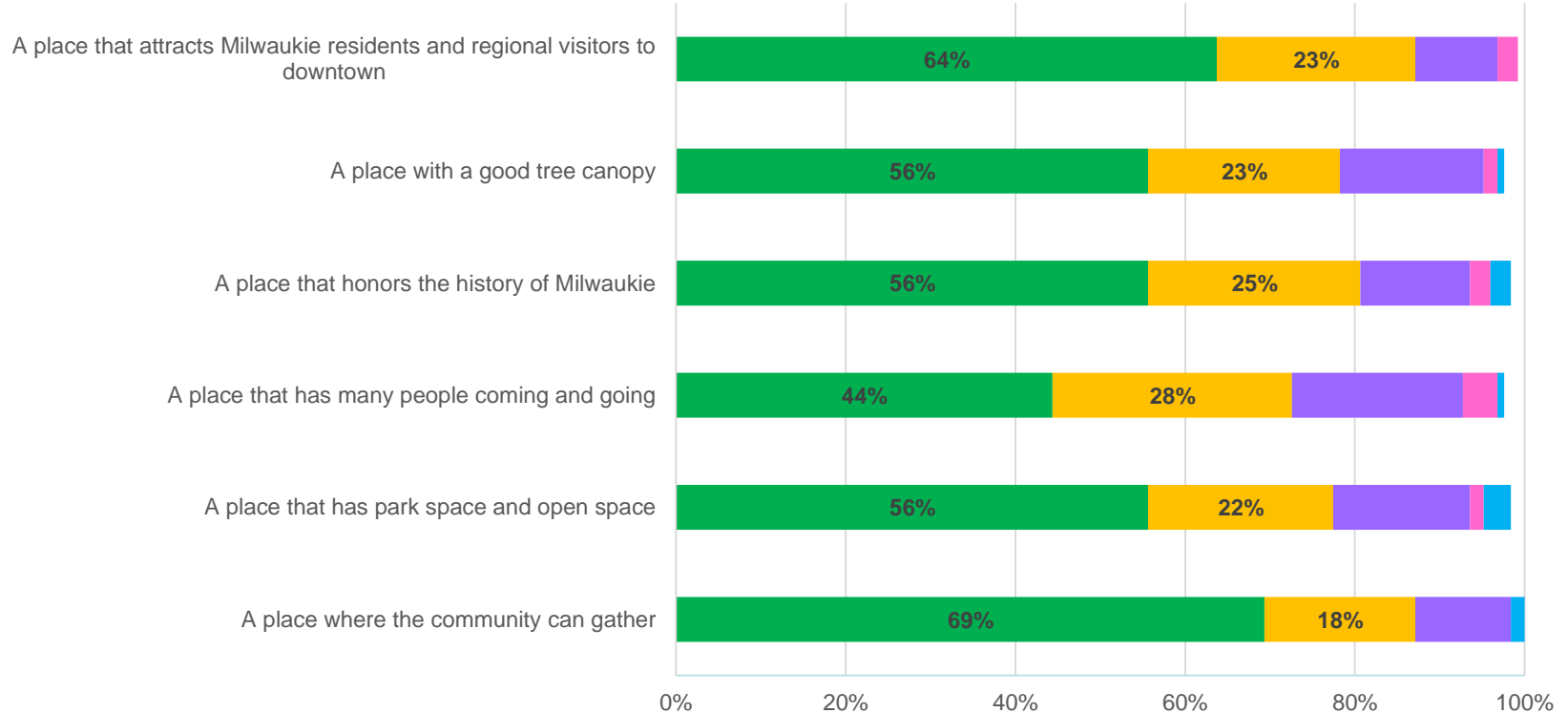
Which of the following best represents the annual income of your household?



Survey

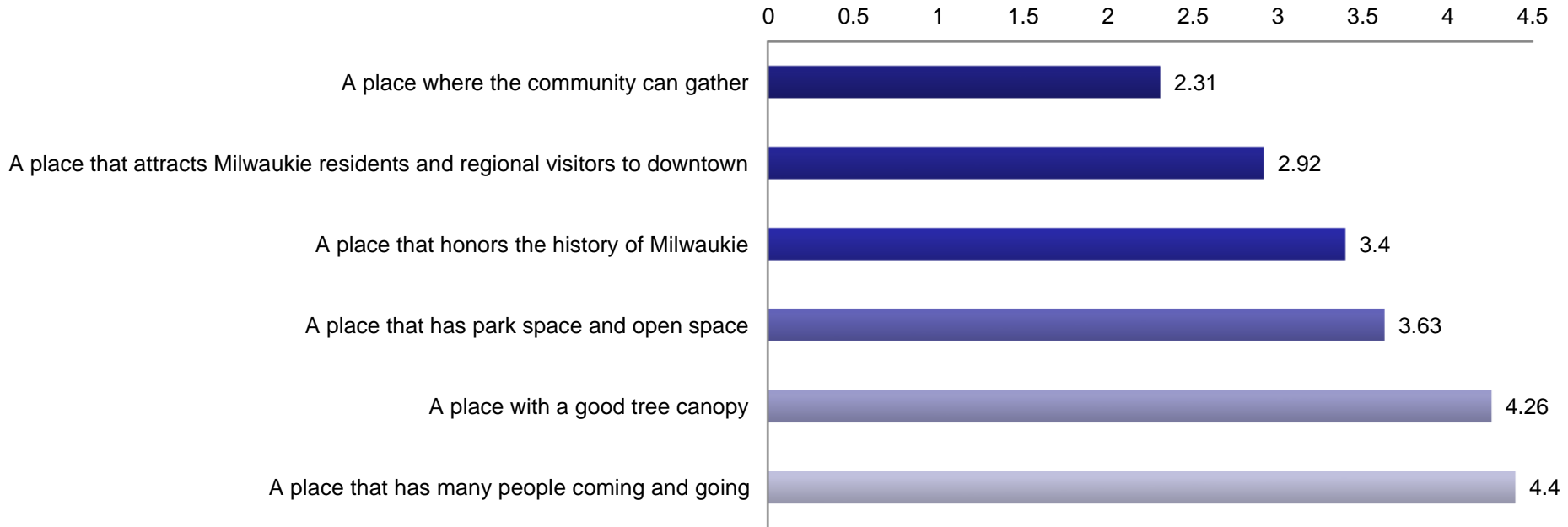
The new use for City Hall should be:

■ Definitely agree ■ Somewhat agree ■ Neither agree nor disagree ■ Somewhat disagree ■ Definitely disagree




Survey

Put these characteristics of a new use for City Hall in order:




Ideas: Share your vision for a new use for City Hall


Food, Restaurant or Brewery

 **wicksa**
2 months ago

Food Hall or restaurant



I think the fire bay would be a fun place for restaurant. A food ...

Share 1 Comment 11 

 **JSZ**
a month ago

Sell it to McMenamin's

Share 0 Comment 3 

 **lisamarie**
a month ago

The City of Milwaukie is void of a brewery/pub in a state that is known for it's beer!

Share 2 Comments 4 

 **jmoody**
a month ago

I love the idea of incorporating our Farmer's Market into an indoor year around space for sharing our homegrown food, crafts, and spirits. We need grocery options in downtown Milwaukie and it would be a g...

Share 0 Comment 5 



Ideas: Share your vision for a new use for City Hall

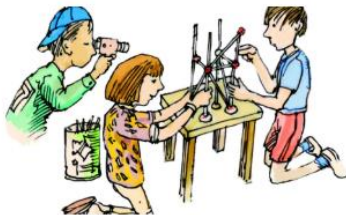
Nonprofit and Community Center



Jessica P.

2 months ago

Kids Makerspace



A space for creative exploration

Share

0 Comment

4



siribernard

2 months ago

Incorporate into the Sunday Farmer's Market. Open up the ground floor. Other City offices on the 2nd floor. Also classes./workshops.

Farmer's Market,Classes/workshops

Share

0 Comment

8



ErnestoPDX

a month ago

A community space

A space for the community to rent out or use for events and gatherings...

Share

3 Comments

3



Gabriellaugarte

a month ago

A community center that provides art, classes, yoga and etc for everyone

Share

0 Comment

4



Ideas: Share your vision for a new use for City Hall

Honors History



ValB

2 months ago

A new home for the Milwaukie Museum, adding more cultural displays/activities. Maintain historic exterior, but modify interior as needed.

Share

0 Comment



ElvisClark

a month ago

(1) Sell Fire Engine section of building separately. (2) Make permanent the park on the north side. (3) re-locate Milwaukie Museum to rest.

More Museum Cow Bell, please!

Share

2 Comments



ssomers

a month ago

A big portion should honor and give space to Indigenous people. This is land of Kalapuya people, the Confederated Tribes of Grand Rhonde

Please give honor and history and use to the Indigenous people wh...

Share

0 Comment



Submitted Questions

- Is the building of historical significance or on a historical registry? Will the outside façade need to be preserved, or can the building be torn down?
- Has interest been expressed by a private company for the land and/or building?
- What is the for-sale price for the City Hall building and property?
- Would the building require extensive retrofitting to conform to current standards?
- Does the building meet current codes? Is the building seismically sound? What is the estimate of what that would cost?
- A lot of the ideas involve community use. How much money are you looking to get? How much would the community uses cost? Would you consider giving the building to the Parks district for community use?



Draft Goals

- To be presented to City Council for discussion
- Approved goals to be including in Request for Proposals



Examples



CITY OF MILWAUKIE REQUEST FOR QUALIFICATIONS—COHO POINT AT KELLOGG CREEK



RFQ #04-21-17-1 Request for Qualifications for Downtown
Mixed-Use Development at Coho Point at Kellogg Creek—
11100 SE McLoughlin, Milwaukie, OR

The City of Milwaukie (City) is seeking qualifications from interested parties to form a public private partnership for the development of Coho Point at Kellogg Creek. The site is located at the corner of 99E (McLoughlin Blvd) and SE Washington Street in downtown Milwaukie. The City is interested in a timely development of this opportunity site. The RFQ process will move into the RFP process to the top teams.

3. PROJECT GOALS

The city would like to see a 5-story mixed-use building that maximizes the use of the land and provides a gateway to the downtown along McLoughlin Blvd. (99E). The city recently passed new, streamlined zoning under the Moving Forward Milwaukie Plan that allows for a base of 3 floors with a bonus of a 4th floor, if housing is provided, and a fifth-floor bonus if a green building or lodging is provided.

The city is interested in projects that meet multiple objectives, including, but not limited to:

- A signature project that leverages the spectacular views of the Willamette River and serves as a gateway to the downtown;
- A project that maximizes the city's desire to help revitalize downtown—several complimentary projects in the vicinity include the South Downtown Plaza, the Sunday Farmer's market, a city-owned food cart pod adjacent to the light rail platform, and the Adams Street Connector;
- A project with up to four floors of housing or other uses over retail;
- A project that considers housing options that meet a variety of incomes (review the current Housing Needs Analysis for income thresholds that the city has by way of unmet needs);
- A project that considers sustainable and equitable transit oriented development (TOD) elements that maximizes the strategic location of the site and access to public transportation and encourages a livable and walkable place;
- A project that uses "green" construction (e.g. Net Zero or Passive, solar, green roofs) for future generations to enjoy;
- A project that is a good environmental neighbor to Kellogg Creek;
- A project that will minimize the impact of construction on the Milwaukie Farmers Market at its 2018 location
- Utility connections should reflect the needs of the users (High speed internet, etc.)



Examples



Request for Proposals (RFP)

DEVELOPMENT OF

Block 25

Reissued with Addenda: May 21, 2019



PROSPER
PORTLAND
Building on Opportunity Economy

Community Goals & Values

(listed below in the order of importance)

- **Culture:** Honor and respect the multicultural history of Old Town/Chinatown and Japantown (Nihonmachi) through support for small businesses, development function and design, and recognition of the location as a gateway to the neighborhood with an emphasis on Japanese/Japanese American culture.
- **Vibrant Neighborhood:** Include uses that activate the neighborhood on a 24/7 basis including:
 1. Ground floor retail and/or community space that provides services and amenities for neighborhood residents and provides a reason for tourists to extend their visit in the neighborhood;
 2. Mixed-income housing consisting of market-rate housing that complies with inclusionary housing requirements with preference (but no requirement) for inclusionary housing to be built in the project and not another location;
 3. Office use above the ground-floor retail in lieu of or in addition to housing may be beneficial on a non-speculative basis and where the office occupants can demonstrate specific community benefits to locating in this neighborhood.
- **Welcoming Environment and Safety:** Enhance the real and perceived safety of the neighborhood through street-level uses that generate positive economic activity, provision of lighting that brightens the neighborhood, and open and transparent design and storefronts.
- **Parking:** Provision of vehicular parking for project needs with potential to meet neighborhood parking needs although no Prosper Portland investment in public parking is anticipated.

Priorities of the Community

1. Commercial/Retail

- » Multicultural food/vendor market (restaurants, groceries, dry goods, makers space, pop-up retail or event space);
- » Services for community residents such as a grocery store with affordable produce, staples, and international foods; pharmacy; gym; restaurants);
- » Culturally specific retail (for example, destination Asian restaurants and retail; night market; fish market; makers space and pop-up opportunities); and
- » Opportunities for minority-owned and small businesses including those with historic or cultural ties to the neighborhood.

2. Mixed-Income Housing

- » Market-rate housing that complies with required inclusionary housing policy or takes advantage of the System Development Charge exemption for middle-income units made available through the Old Town/Chinatown Five-Year Action Plan (subject to City Council's approval to extend the Old Town/Chinatown Five-Year Action Plan)

3. Cultural and Community Uses

- » Multicultural uses (for example, community center/museum, performance arts, rotating art gallery, meeting space, event and festival space).

4. Amenities and Design Elements

- » Culturally focused public art, monument(s), memorial wall, and/or meditative corner honoring Japantown (Nihonmachi) and the history of the neighborhood as a welcoming place for many immigrant cultures;
- » Japanese Torii gate at north end of New Chinatown/Japantown Historic District;
- » Active ground floor storefronts that foster a vibrant neighborhood;
- » Public parking;
- » Public restrooms;
- » Better street level lighting;
- » Green and sustainable building materials;
- » Resource-efficient building operation systems (e.g. energy efficiency and water recycling systems); and
- » Culturally specific architectural design.



City Financial Expectations

Sale of City Hall

- Sell for appraised value and/or
- Consider property-value write down for specific public benefits

Lease of City Hall

- Tenant pays all expenses including maintenance
- Long term lease

Use that does not need ongoing financial support from the City



Breakout Groups

- 15 mins
- Choose a recorder to take notes and report out
- Brainstorm draft goals for City Hall



Report Out



Next Steps

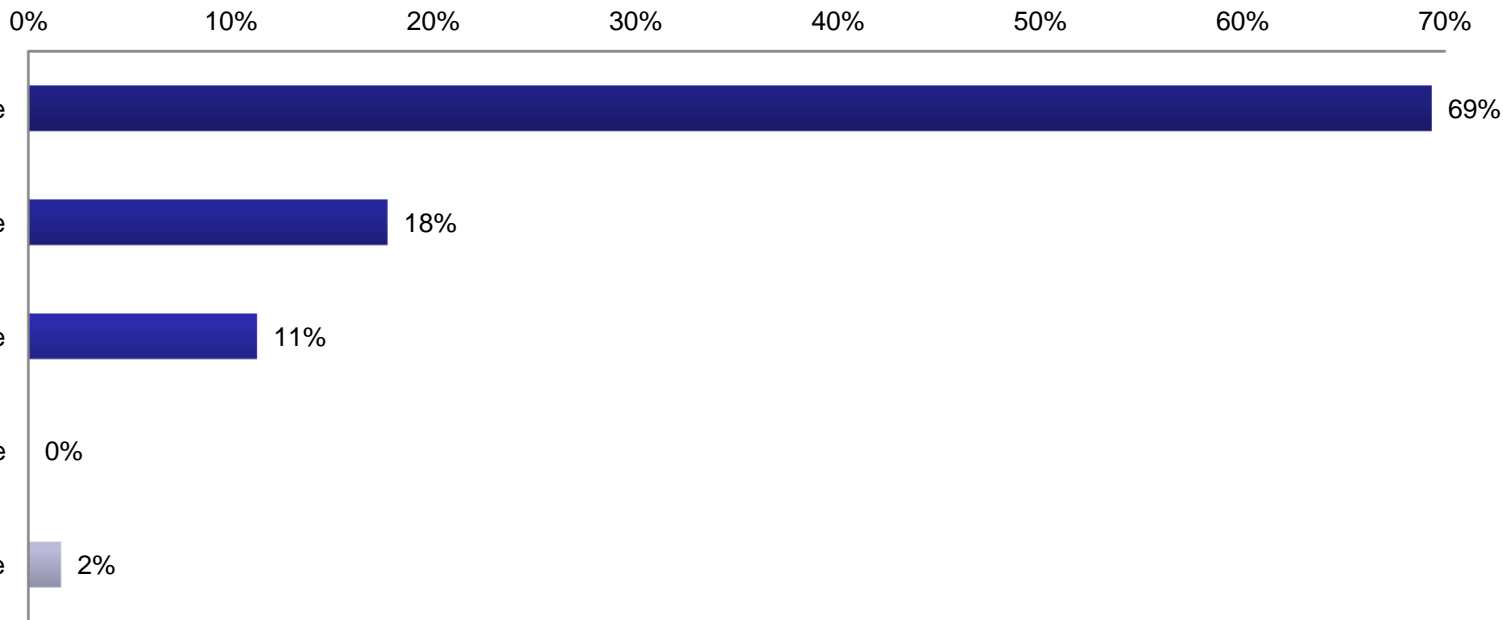
- Summarize Draft Goals
- Engage Milwaukie Activity #2
- Next Meeting Feb 17 or Feb 24
- Volunteers for representative on Evaluation Committee





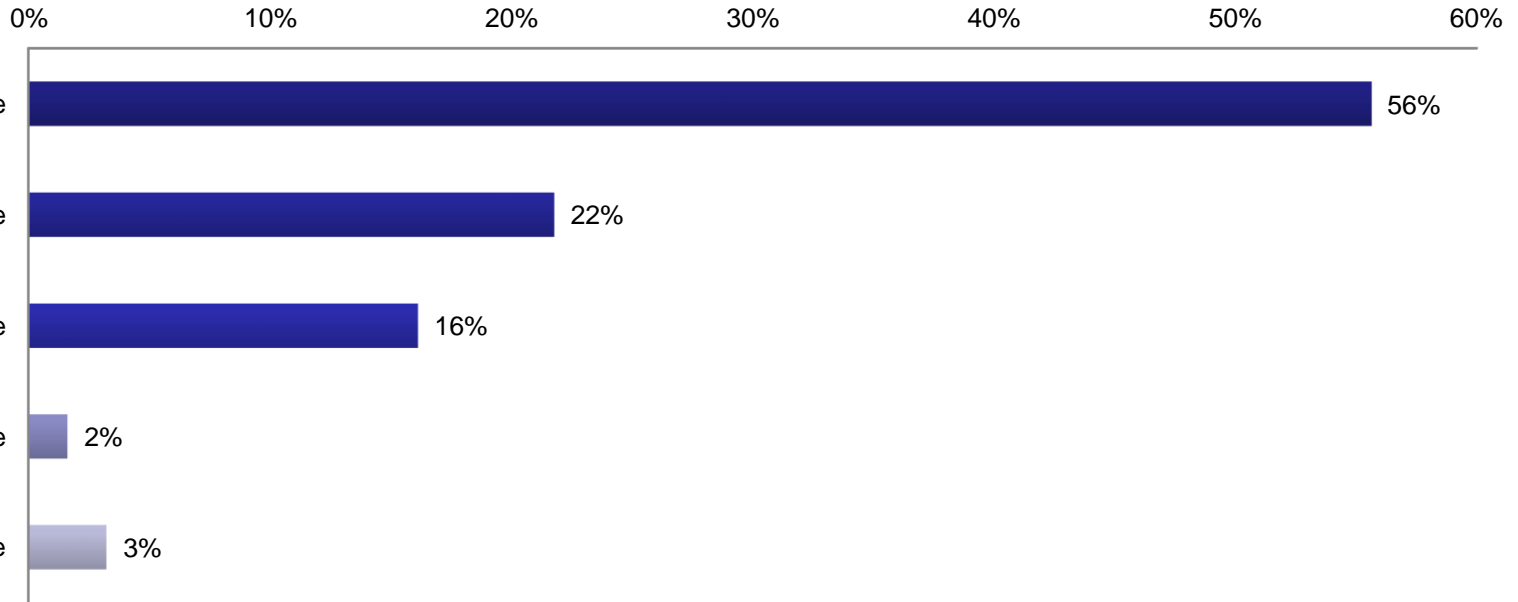
Survey - Questions

A place where the community can gather



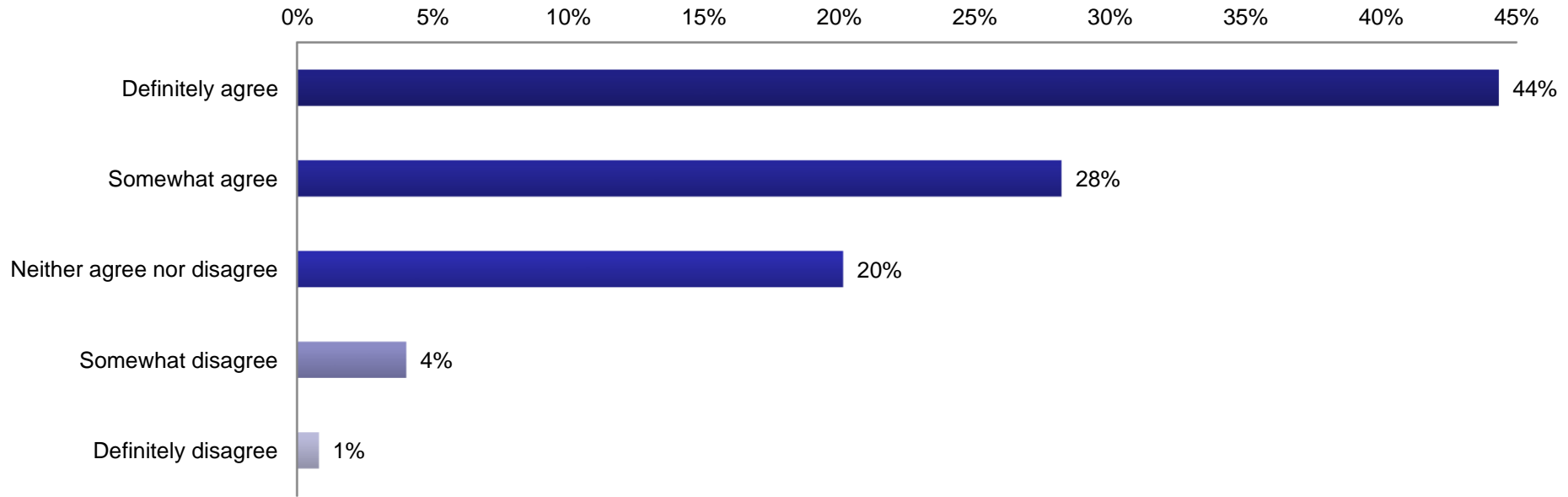
Survey

A place that has park space and open space



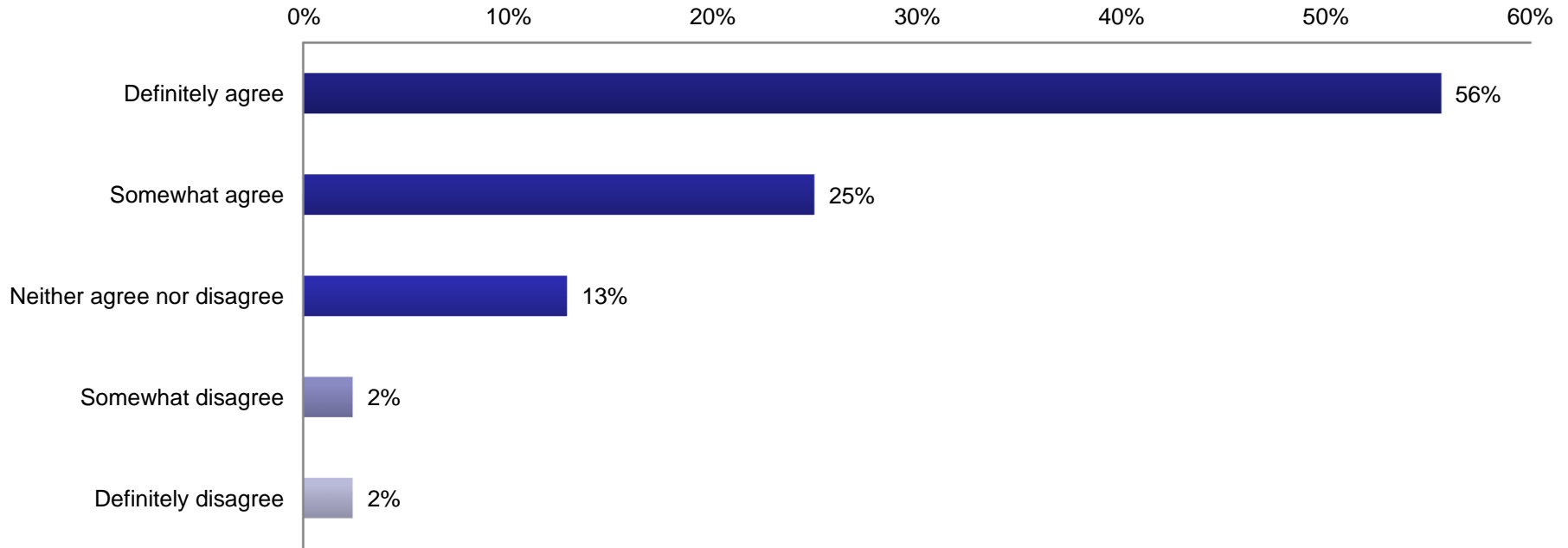
Survey

A place that has many people coming and going



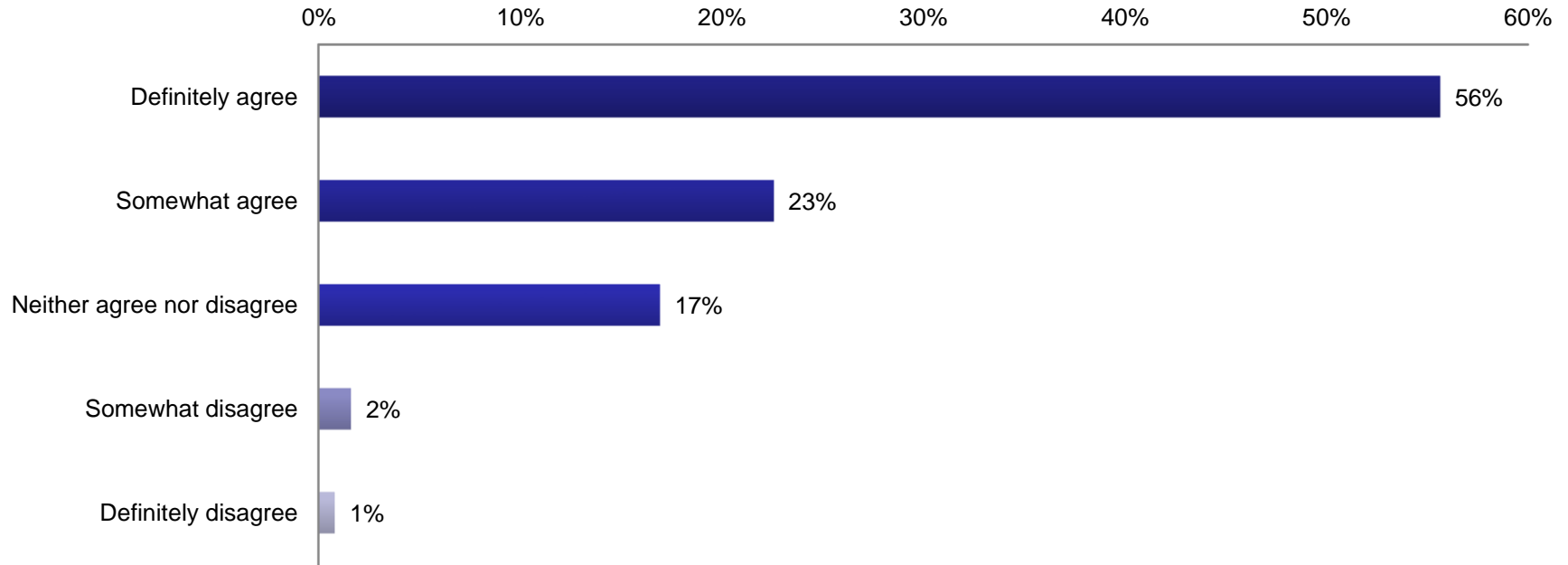
Survey

A place that honors the history of Milwaukie



Survey

A place with a good tree canopy



Survey

A place that attracts Milwaukie residents and regional visitors to downtown

